



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUL 18 AM 11:22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 182524

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X

Variance:

Appeal:

PETITIONER: Dean Stearns

PETITIONER'S ADDRESS: 29 Albion street unit B5, Wakefield, MA 01880

LOCATION OF PROPERTY: 13 Yerxa Rd., Cambridge, MA

TYPE OF OCCUPANCY: residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Adding windows Rear of house kitchen area/

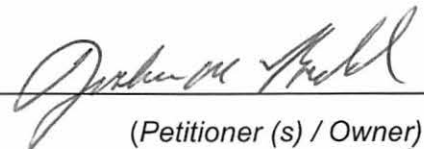
DESCRIPTION OF PETITIONER'S PROPOSAL:

Adding windows to back of house

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):


(Petitioner (s) / Owner)

Joshua M. Budel
(Print Name)

Address:

Tel. No.

E-Mail Address:

29 Albion Street Unit B5 Wakefield, MA
01880
978-767-5691
joshua.ocbconstruction@gmail.com

Date: 7/14/22

BZA Application Form

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Dena Stearns
(OWNER)

Address: 57 Pemberton St, #3, Cambridge, MA 02140

State that I/We own the property located at 13 Yerkon Rd, Cambridge, MA 02140
which is the subject of this zoning application.

The record title of this property is in the name of Dena Stearns

*Pursuant to a deed of duly recorded in the date 5/27/2021, Middlesex South
County Registry of Deeds at Book 77879, Page 364; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*


*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Dena Stearns personally appeared before me,
this 2nd of Feb, 2022, and made oath that the above statement is true.

 Notary

My commission expires 11/29/2024 (Notary Seal).

 **RANBIR KAUR**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 29, 2024

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

DIMENSIONAL INFORMATION

Applicant: Dean Stearns

Location: 13 Yerxa Rd., Cambridge, MA

Phone: 978-767-5691

Present Use/Occupancy: residential

Zone: Residence B Zone

Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2500	2500	2500	(max.)
<u>LOT AREA:</u>		2500	windows	windows	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0	0	0	
<u>LOT AREA OF EACH DWELLING UNIT</u>		0	0	0	
<u>SIZE OF LOT:</u>	WIDTH	36	0	0	
	DEPTH	94.72	0	0	
<u>SETBACKS IN FEET:</u>	FRONT	23.5	23.5	15	
	REAR	18.6	18.6	25	
	LEFT SIDE	3.2	3.2	7.5sum20	
	RIGHT SIDE	14.3	14.3	7.5 sum 20	
<u>SIZE OF BUILDING:</u>	HEIGHT	26.10	26.10	35	
	WIDTH	0	0	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		3434.6	0	2500	
<u>NO. OF DWELLING UNITS:</u>		1	1	0	
<u>NO. OF PARKING SPACES:</u>		2	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

0

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 13 Yerxa Rd., Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- Adding windows to back of house
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- 0
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- 0
- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- 0
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- 0

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: 8/15/2022

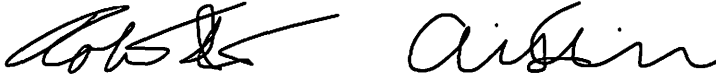
To the members of the Cambridge Zoning Board of Appeals:

We are neighbors of Dena Stearns & Daniel Kibler-Stearns of 13 Yerxa Road. We understand that they are renovating and updating their home. We have reviewed the design plans for the proposed new rear kitchen windows and we fully support them. We feel that the proposed new windows will help with the energy efficiency of the home, and not affect any adjacent uses to the property.

We hope the Zoning Board of Appeals will grant them the special permit they are seeking.

Thank you,

Signature(s):

Two handwritten signatures in black ink. The first signature is 'Roberto Iturralde' and the second is 'Aislyn Cangialose'.

Name(s):

Roberto Iturralde

Aislyn Cangialose

Address:

18 Yerxa Rd, #3, Cambridge, MA

**15 Yerxa Road
Cambridge, MA 02140
August 10, 2022**

To the Members of the Cambridge Zoning Board of Appeals:

I am the owner of property at 15-16 Yerxa Road, and a neighbor of the property at 13 Yerxa Road, since 1967 which is now owned by Dena and Daniel Kibler-Stearns

They shared their plans for the addition of more kitchen windows and they have my whole hearted approval.

I sincerely hope the Zoning Board of Appeals will grant them the special permit they are seeking.

Thank you.

Sincerely



**Carole Lee
Owner of the property at 15-16 Yerxa Road**

DIMENSIONAL INFORMATION

Applicant: Dean Stearns
Location: 13 Yerxa Rd., Cambridge, MA
Phone: 978-767-5691

Present Use/Occupancy: residential
Zone: Residence B-2000
Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3398	3398	2500	(max.)
<u>LOT AREA:</u>		3435	3435	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.98	0.98	0.50	
<u>LOT AREA OF EACH DWELLING UNIT:</u>		3435	3435	5000	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	36	36	50	
	<u>DEPTH</u>	94.72	94.72	100	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	23.5	23.5	15	
	<u>REAR</u>	18.6	18.6	25	
	<u>LEFT SIDE</u>	3.2	3.2	7.5	
	<u>RIGHT SIDE</u>	14.3	14.3	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	26.83	26.83	35	
	<u>WIDTH</u>	18	18	50	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		41%	41%	40%	
<u>NO. OF DWELLING UNITS:</u>		1	1	0	
<u>NO. OF PARKING SPACES:</u>		1	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

0

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
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We hope the Zoning Board of Appeals will grant them the special permit they are seeking.

Thank you,

Signature(s):

Two handwritten signatures are shown side-by-side. The first signature is for Roberto Iturralde, written in dark ink with a stylized, cursive script. The second signature is for Aislyn Cangialose, also in dark ink, written in a more fluid, cursive style.

Name(s):

Roberto Iturralde

Aislyn Cangialose

Address:

18 Yerxa Rd, #3, Cambridge, MA

Date: Monday, August 29, 2022

To the members of the Cambridge Zoning Board of Appeals:

We are neighbors of Dena Stearns & Daniel Kibler-Stearns of 13 Yerxa Road. We understand that they are renovating and updating their home. We have reviewed the design plans for the proposed new rear kitchen windows and we fully support them. We feel that the proposed new windows will help with the energy efficiency of the home, and not affect any adjacent uses to the property.

We hope the Zoning Board of Appeals will grant them the special permit they are seeking.

Thank you,

Signature(s):



John Sgueglia

Name(s): Amy Sgueglia
John Sgueglia

Address: 3 Yerxa Road
Unit #1
Cambridge, MA 02140

**15 Yerxa Road
Cambridge, MA 02140
August 10, 2022**

To the Members of the Cambridge Zoning Board of Appeals:

I am the owner of property at 15-16 Yerxa Road, and a neighbor of the property at 13 Yerxa Road, since 1967 which is now owned by Dena and Daniel Kibler-Stearns

They shared their plans for the addition of more kitchen windows and they have my whole hearted approval.

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Thank you.

Sincerely



**Carole Lee
Owner of the property at 15-16 Yerxa Road**

13 Yerxa Road

Case #BZA-182524

Contents

1. Project Description
 2. Photographs (Interior & Exterior)
 3. Proposed Floor Plan
 4. Proposed Elevation (Interior & Exterior)
 5. Engineer's Drawing
 6. Plot Plan
 7. Letters of Support
-

Project Description

We are seeking to add three windows to the first floor kitchen in order to increase natural light in our kitchen, thus reducing our electrical load. There is currently one window, which we are seeking to remove and replace with three new energy efficient windows. In this presentation you will find existing conditions photographs, as well as drawings of the proposed design.

Our project will not increase traffic, change the footprint of the building, adversely affect adjacent uses, cause a nuisance or hazard to the occupant and citizens of Cambridge, nor impair the district in any way.

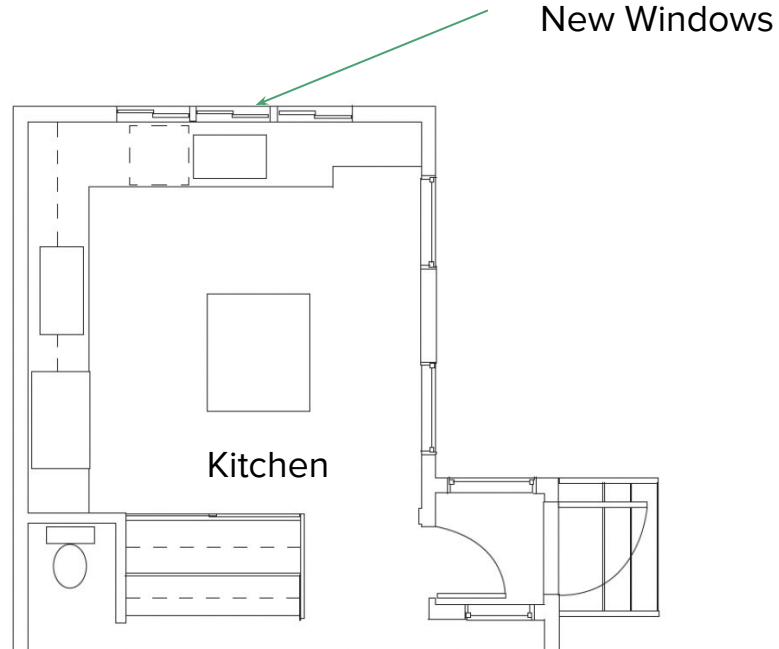
Exterior Photograph (Back Elevation)



Interior Photograph

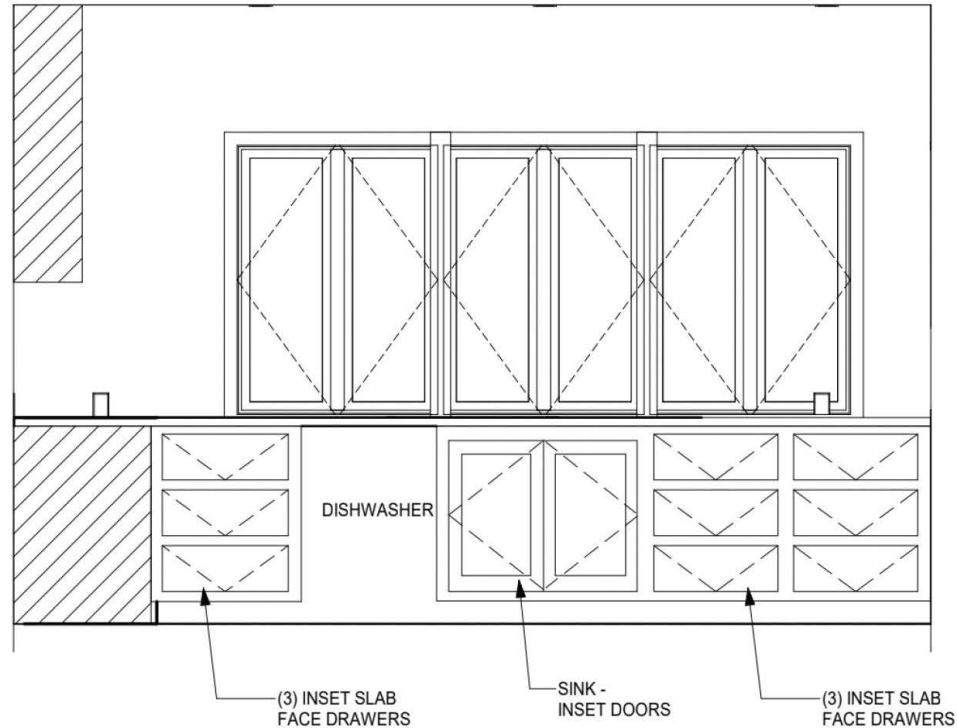


Proposed Floor Plan (First Floor)

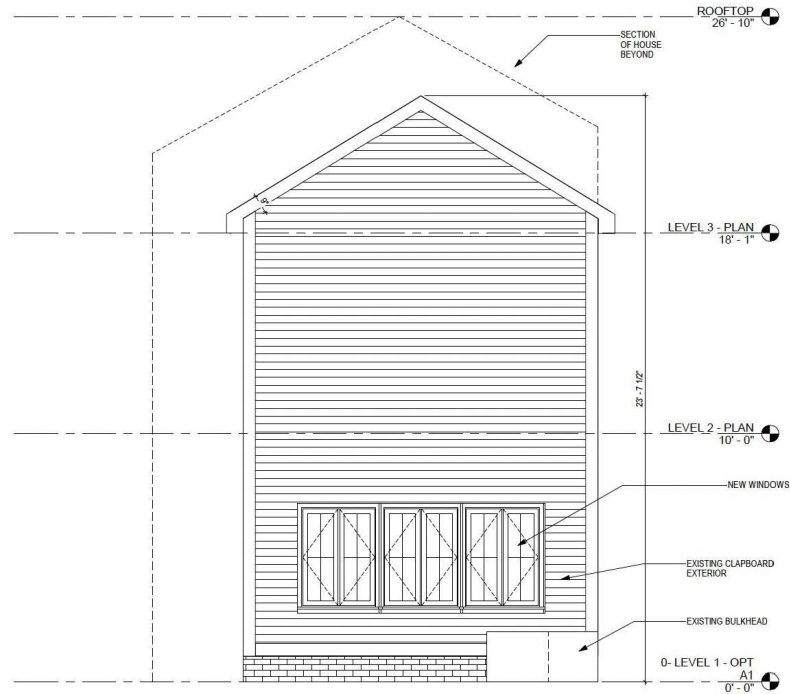


Yerxa Road

Proposed Interior Elevation



Proposed Exterior Elevation



DAN W
10,19,202
JOS 2/265

PREPARED FOR:
CITY OF BOSTON
DENA CUSACK
13 YERXA ROAD
CAMBRIDGE, MA 02140

REVISIONS

DATE: 06/05/10 BY: BDO
PLAN: No. 1202 OF 204

CERTIFIED PLOT PLAN

LOCATED AT
13 YERXA ROAD
CAMBRIDGE, MA
MAILED IN BLOCK 1202/21

0 10 20
INCHES = FEET

BOSTON

SURVEY, INC.

UNIT 4 BOWMAN PLACE
CAMBRIDGE, MA 02143
(617) 442-3333

I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INTERVIEW CONDUCTED BY THE ENGINEER ON
THE DATE OF JUNE 15, 2010 AND ALL
STRUCTURES ARE LOCATED AS SHOWN
HEREIN.

ACCORDING TO THE FEDERAL INSURANCE
MANAGEMENT AGENCY (FEMA) MAPS, THE
MAJOR IMPROVEMENTS TO THIS PROPERTY
FALL IN AN AREA DESIGNATED AS
ZONE
COMMITMENT PERIOD: 2010-2019
EFFECTIVE DATE: 06/04/2010

YERXA ROAD

(65.0' WIDE - PUBLIC)

FIELD:	MO
DATE:	06/05/10
TIME:	02:00 PM
DATE:	06/05/10
TIME:	02:00 PM

Letters of Support*

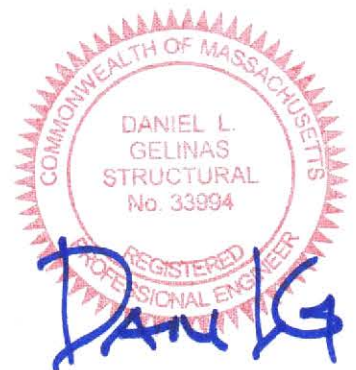
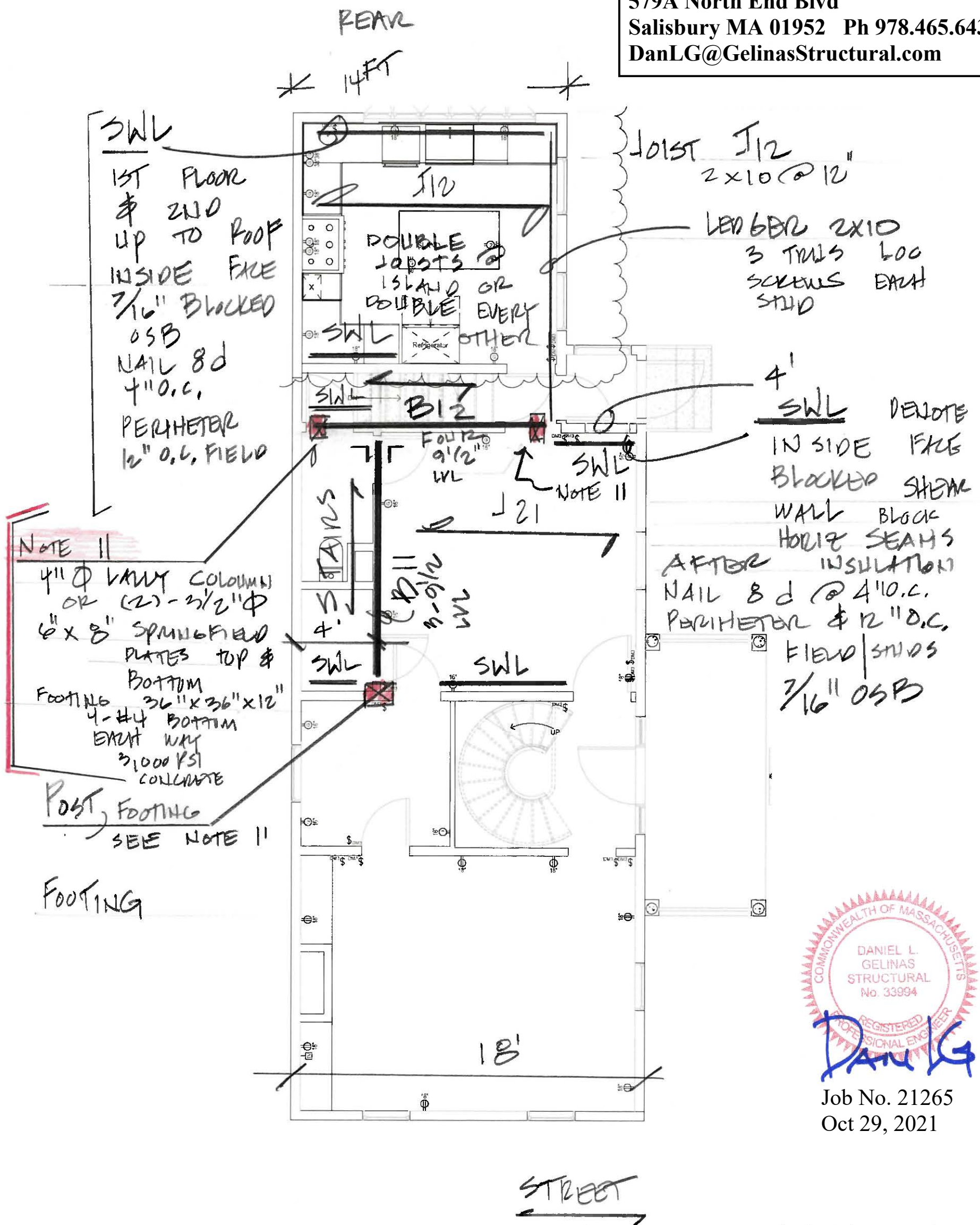
1. 11 Yerxa Road (George Perkins & Polly Carpenter)
2. 15 Yerxa Road (Carole Lee)
3. 3 Yerxa Road (Amy Sgueglia & John Sgueglia)
4. 18 Yerxa Road (Roberto Iturralde & Aislyn Cangialose)

**Submitted to the Board*

BEAMS: SCREW 2 ROWS TRUS 600 @ 8" O.C, NOT STAGGERED
 B11 - (3) - 1 3/4 x 9 1/2 LVL
 B12 FOUR 1 3/4 x 9 1/2" LVL



Gelinas Structural Engineering LLC
 579A North End Blvd
 Salisbury MA 01952 Ph 978.465.6436
 DanLG@GelinasStructural.com



Job No. 21265
 Oct 29, 2021

1ST FLOOR FRAMING PLAN

DRAWING
 SG 1

OVER LAY ON BASEMENT PLAN (3/16" = 1'-0" ON 11 X 17)
 STAIR LAYOUT ETC, CHANGED

DAN LG
 10.19.2021
 JOB 21265

BEAMS:

B21, 3-1 3/4 x 9 1/2 LVL, screw 2 rows TRUSS LOKS 8" O.C. NOT STAGGERED (TYPICAL ALL BEAMS)

B22; FOUR 1 3/4 x 9 1/2 LVL

B23; 18 span, options:

- TWO 16" LVL
- 3-14" LVL
- FIVE 11 3/8" LVL

STEEL:
WBX24
W10X19



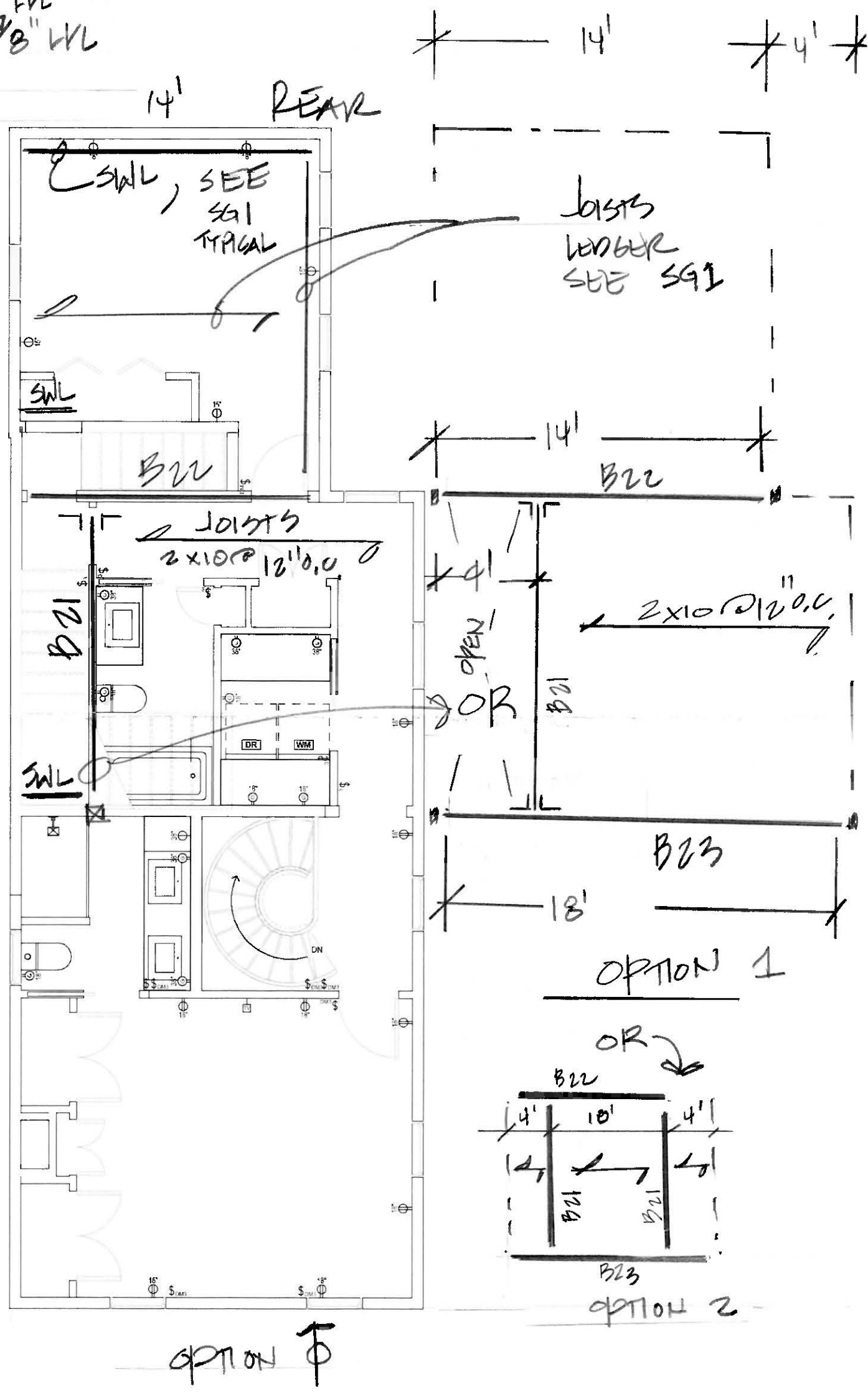
Gelinas Structural Engineering LLC
579A North End Blvd
Salisbury MA 01952 Ph 978.465.6436
DanLG@GelinasStructural.com

POSTS PSL 3 1/2 x 7"



Job No. 21265
Oct 29, 2021

OVERLAY ON 1st Floor Plan, STAIRS, LAYOUT, ETC HAS CHANGED



2ND FLOOR FRAMING PLAN
(3/16" = 1'-0")

DRAWING
SG-2
DAN LG 10.22.2021
JOB 21265

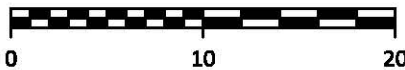
PREPARED FOR:
OWNER OF RECORD:
DENA STEARNS
13 YERXA ROAD
CAMBRIDGE, MA 02140

REFERENCES:
DEED: BK 77879; PG 364
PLAN: BK 4501; PG END
No. 1035 OF 2014

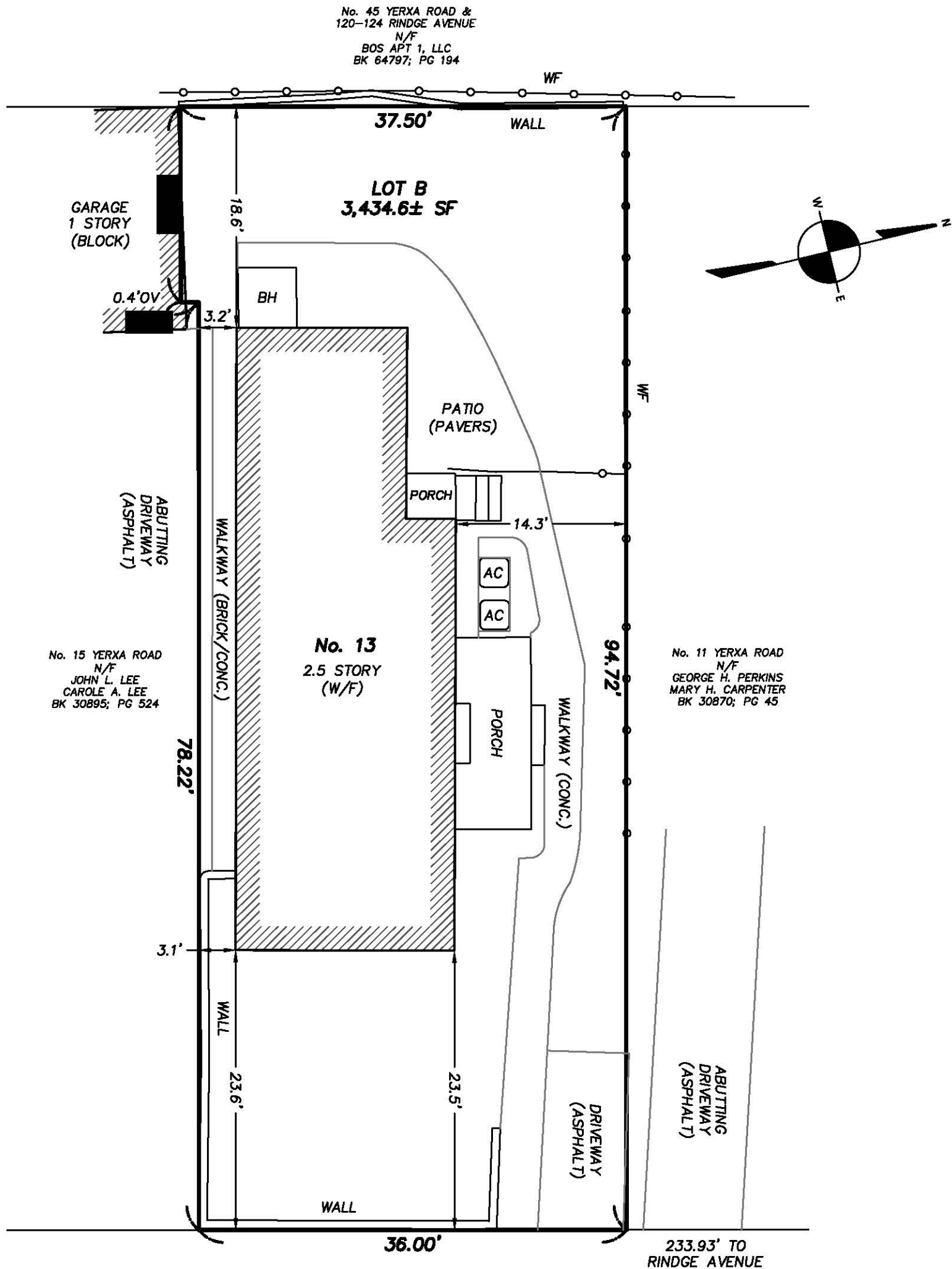
CERTIFIED PLOT PLAN

LOCATED AT
13 YERXA ROAD
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313



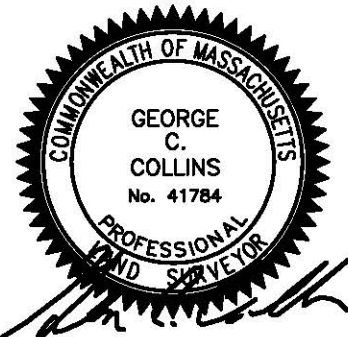
YERXA ROAD

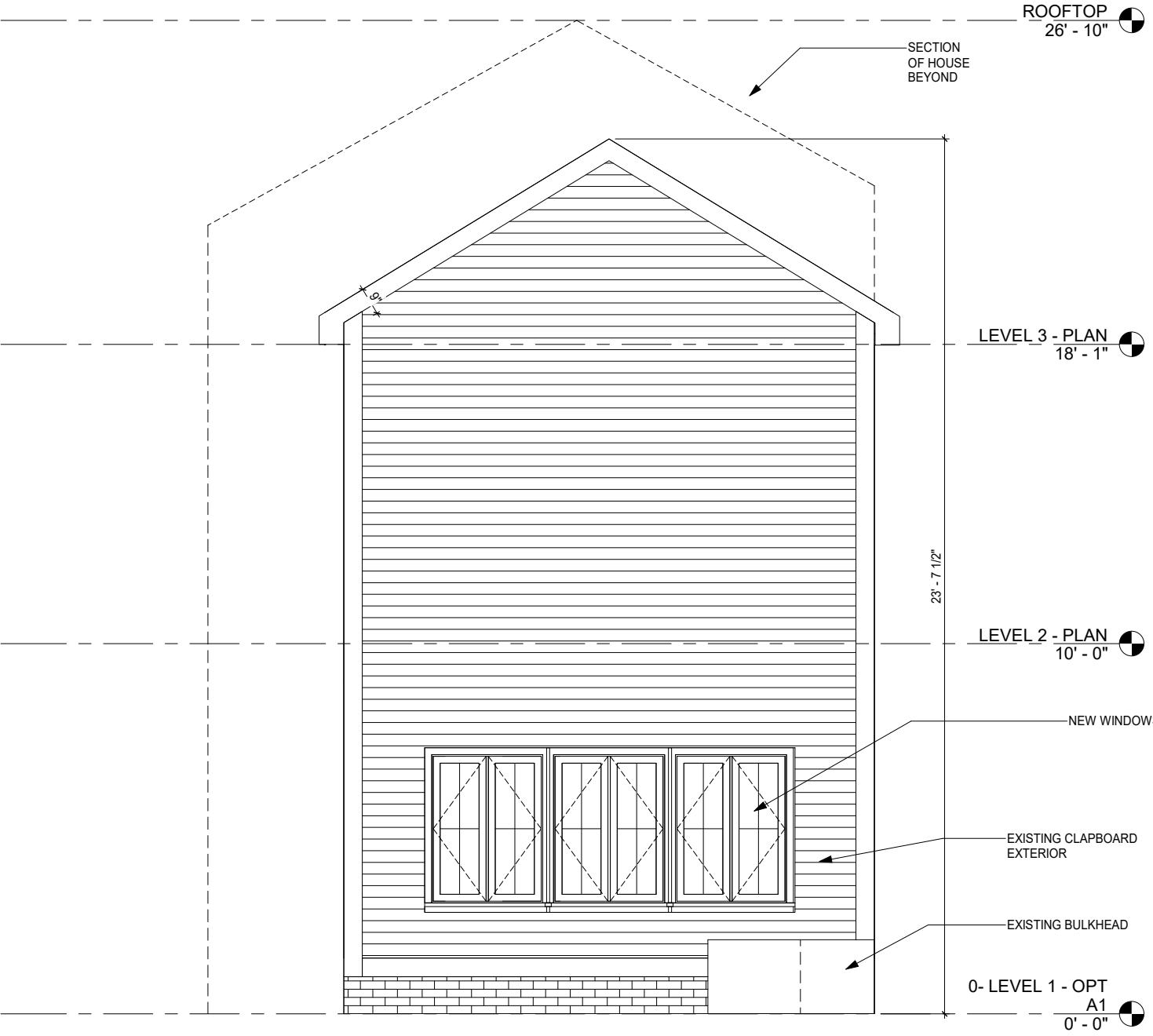
(40.0' WIDE - PUBLIC)

I CERTIFY THAT THIS PLAN WAS MADE FROM
AN INSTRUMENT SURVEY ON THE GROUND ON
THE DATE OF JUNE 13, 2022 AND ALL
STRUCTURES ARE LOCATED AS SHOWN
HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY
FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0419E
EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	06/14/22
JOB #	22-00258





13 Verxa Rd.













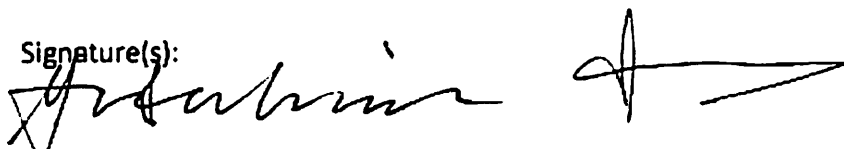
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We hope the Zoning Board of Appeals will grant them the special permit they are seeking.

Thank you,

Signature(s):

Two handwritten signatures in black ink. The first signature is cursive and appears to be 'George Perkins'. The second signature is more stylized and appears to be 'Polly Carpenter'.

8/2/22

Name(s):

George Perkins

Polly Carpenter

Address:

11 Yerxa Road

Cambridge MA 02140

The map displays a residential area with the following features:

- Streets:** Rindge Ave, Middlesex St, Wilson Ave, Van Norden St, Yerxa Rd, Hollis St, Verdun St.
- Landmarks:** Peabody School (197-4), Rindge Field (197-5).
- Property Lots:** Numerous lots are labeled with numbers, including 195-59, 195-60, 195-112, 195-111, 195-55, 195-54, 195-56, 195-47, 195-46, 195-45, 195-44, 195-43, 195-42, 195-41, 195-40, 195-159, 195-78, 195-77, 195-76, 195-75, 195-74, 195-28, 195-29, 195-30, 195-31, 195-32, 195-33, 195-157, 195-158, 195-159, 195-169, 195-170, 195-171, 195-172, 195-173, 195-174, 195-175, 195-176, 195-177, 195-178, 195-179, 195-180, 195-181, 195-182, 195-183, 195-184, 195-185, 195-186, 195-187, 195-188, 195-189, 195-190, 195-191, 195-192, 195-193, 195-194, 195-195, 195-196, 195-197, 195-198, 195-199, 195-200, 195-201, 195-202, 195-203, 195-204, 195-205, 195-206, 195-207, 195-208, 195-209, 195-210, 195-211, 195-212, 195-213, 195-214, 195-215, 195-216, 195-217, 195-218, 195-219, 195-220, 195-221, 195-222, 195-223, 195-224, 195-225, 195-226, 195-227, 195-228, 195-229, 195-230, 195-231, 195-232, 195-233, 195-234, 195-235, 195-236, 195-237, 195-238, 195-239, 195-240, 195-241, 195-242, 195-243, 195-244, 195-245, 195-246, 195-247, 195-248, 195-249, 195-250, 195-251, 195-252, 195-253, 195-254, 195-255, 195-256, 195-257, 195-258, 195-259, 195-260, 195-261, 195-262, 195-263, 195-264, 195-265, 195-266, 195-267, 195-268, 195-269, 195-270, 195-271, 195-272, 195-273, 195-274, 195-275, 195-276, 195-277, 195-278, 195-279, 195-280, 195-281, 195-282, 195-283, 195-284, 195-285, 195-286, 195-287, 195-288, 195-289, 195-290, 195-291, 195-292, 195-293, 195-294, 195-295, 195-296, 195-297, 195-298, 195-299, 195-300, 195-301, 195-302, 195-303, 195-304, 195-305, 195-306, 195-307, 195-308, 195-309, 195-310, 195-311, 195-312, 195-313, 195-314, 195-315, 195-316, 195-317, 195-318, 195-319, 195-320, 195-321, 195-322, 195-323, 195-324, 195-325, 195-326, 195-327, 195-328, 195-329, 195-330, 195-331, 195-332, 195-333, 195-334, 195-335, 195-336, 195-337, 195-338, 195-339, 195-340, 195-341, 195-342, 195-343, 195-344, 195-345, 195-346, 195-347, 195-348, 195-349, 195-350, 195-351, 195-352, 195-353, 195-354, 195-355, 195-356, 195-357, 195-358, 195-359, 195-360, 195-361, 195-362, 195-363, 195-364, 195-365, 195-366, 195-367, 195-368, 195-369, 195-370, 195-371, 195-372, 195-373, 195-374, 195-375, 195-376, 195-377, 195-378, 195-379, 195-380, 195-381, 195-382, 195-383, 195-384, 195-385, 195-386, 195-387, 195-388, 195-389, 195-390, 195-391, 195-392, 195-393, 195-394, 195-395, 195-396, 195-397, 195-398, 195-399, 195-400, 195-401, 195-402, 195-403, 195-404, 195-405, 195-406, 195-407, 195-408, 195-409, 195-410, 195-411, 195-412, 195-413, 195-414, 195-415, 195-416, 195-417, 195-418, 195-419, 195-420, 195-421, 195-422, 195-423, 195-424, 195-425, 195-426, 195-427, 195-428, 195-429, 195-430, 195-431, 195-432, 195-433, 195-434, 195-435, 195-436, 195-437, 195-438, 195-439, 195-440, 195-441, 195-442, 195-443, 195-444, 195-445, 195-446, 195-447, 195-448, 195-449, 195-450, 195-451, 195-452, 195-453, 195-454, 195-455, 195-456, 195-457, 195-458, 195-459, 195-460, 195-461, 195-462, 195-463, 195-464, 195-465, 195-466, 195-467, 195-468, 195-469, 195-470, 195-471, 195-472, 195-473, 195-474, 195-475, 195-476, 195-477, 195-478, 195-479, 195-480, 195-481, 195-482, 195-483, 195-484, 195-485, 195-486, 195-487, 195-488, 195-489, 195-490, 195-491, 195-492, 195-493, 195-494, 195-495, 195-496, 195-497, 195-498, 195-499, 195-500, 195-501, 195-502, 195-503, 195-504, 195-505, 195-506, 195-507, 195-508, 195-509, 195-510, 195-511, 195-512, 195-513, 195-514, 195-515, 195-516, 195-517, 195-518, 195-519, 195-520, 195-521, 195-522, 195-523, 195-524, 195-525, 195-526, 195-527, 195-528, 195-529, 195-530, 195-531, 195-532, 195-533, 195-534, 195-535, 195-536, 195-537, 195-538, 195-539, 195-540, 195-541, 195-542, 195-543, 195-544, 195-545, 195-546, 195-547, 195-548, 195-549, 195-550, 195-551, 195-552, 195-553, 195-554, 195-555, 195-556, 195-557, 195-558, 195-559, 195-560, 195-561, 195-562, 195-563, 195-564, 195-565, 195-566, 195-567, 195-568, 195-5

13 YERXA RD

Petitioner
JOSHUA BUDD
2 LEWIS CIRCLE
PEABODY, MA 01960

195-67
PERKINS, GEORGE H. & MARY H. CARPENTER
11 YERXA RD
CAMBRIDGE, MA 02140

195-119
SGUEGLIA, JOHN AMY SGUEGLIA
3 YERXA RD. UNIT 1
CAMBRIDGE, MA 02140

195-46
DEANE, ERIC R. & KATHRYN L. DEANE
38 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-47
BASS, TIMOTHY P. & STEPHANIE J. TOURNAS
36 MIDDLESEX ST
CAMBRIDGE, MA 02138

195-140
STEARNS DENA
13 YERXA RD
CAMBRIDGE, MA 02140

195-71
COLEMAN, SARAH M. & NAZMY ABASKHAROUN
100 EVERETT STREET - UNIT 2
ARLINGTON, MA 02474

195-117
TRAVERS, JAMES J. & LORRAINE TRAVERS
TRS. THE 2013 TRAVERS FAMILY TRUST
114 RINDGE AVE
CAMBRIDGE, MA 02140-2527

195-159
BOUCHER, NORMAN R.,
TR OF THE N.R.B. REALTY TRUST
2 VAN NORDEN ST
CAMBRIDGE, MA 02140-2518

197-4
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

197-4
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

197-4
CITY OF CAMBRIDGE
C/O CITY MANAGER

195-43
TANUR, MARCIA, DR., & VICTORIA GURFOLINO
52 MIDDLESEX ST
CAMBRIDGE, MA 02140-2524

195-65
YOUNGER, JEAN E
7 YERXA ROAD
CAMBRIDGE, MA 02140-2522

195-71
HOWES, STEVEN & KATJA PUDELKO
37 YERXA RD., #2
CAMBRIDGE, MA 02140

195-71
HOWES, STEVEN & KATJA PUDELKO
37 YERXA RD., #3
CAMBRIDGE, MA 02140

195-78
STEIN, TOBY H. & BARBARA H. STEIN
6 VAN NORDEN ST.
CAMBRIDGE, MA 02140-2518

195-119
KANG, JIM & KATHERINE THORNE
3 YERXA RD., #2
CAMBRIDGE, MA 02140

195-119
HALE, ROBERT
3 YERXA RD 3
CAMBRIDGE, MA 02139

195-120
DEVER, JOCELYN G. A LIFE ESTATE
5 YERXA RD
CAMBRIDGE, MA 02140

195-139
LEE, CAROLE A.
TRUSTEE LEE FAMILY TRUST
15 YERXA RD
CAMBRIDGE, MA 02140-2522

195-70
HAZLETT, NANCY E.
17-18 YERXA RD., #1
CAMBRIDGE, MA 02140

195-157
DUNYAK, JAMES P. & ALISON STERN-DUNYAK
130-134 RINDGE AVE. 134
CAMBRIDGE, MA 02139

195-157
KUBAT, RONY & MICHELLE STEWART
132 RINDGE AVE UNIT #132
CAMBRIDGE, MA 02140

195-70
ITURRALDE, ROBERTO WILLIAM &
AISLYN CANGIALOSE
17-18 YERXA RD., #3
CAMBRIDGE, MA 02140

195-54
BLAKE, PETER R. & MEIGHAN A.F. MCCREA
3 WILSON AVE. UNIT 1
CAMBRIDGE, MA 02140

195-54
JONES, CARLA ORLANDA PEREIRA &
TIMOTHY JONES
3 WILSON AVE. UNIT 2
CAMBRIDGE, MA 02140

195-74
CLOUSE, KATHERINE N. DAVID S. DANESE
14 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-75
ZYLICZ, WILLIAM E. DIANE E. ZYLICZ, TRS
12 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-42
NELSON, RICHARD M. JR. & ANN J. HEWITT
TR. OF THE NELSON HEWITT FAMILY 2019 TR.
56 MIDDLESEX ST
CAMBRIDGE, MA 02140

13 YERXA RD.

195-45
LADD WILLIAM M & CHURCHIL ROBYN T, TRS
42 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-76
DENEHY JOHN
40 MOHAWK PATH
HOLLISTON, MA 01746

195-157
ROBERTS JEFFREY W
TRS THE TYLER BIGONET 2020 TR
155 SEAPORT BLVD
BOSTON, MA 02210

195-77
HUDSON LOIS T. LAWRENCE R. HUDSON
8 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-70
BRUGGER JUDIANNE
17-18 YERXA RD - UNIT 2
CAMBRIDGE, MA 02140

195-66
NELSON, DEREK S. & EMMA F LESLIE
TR. UNDER THE 9 YERXA RD REALTY TRST
9 YERXA RD
CAMBRIDGE, MA 02140

195-169
BOS APT 1., LLC
C/O MARVIN F. POER & COMPANY
3520 PIEDMONT ROAD NE,#410
ATLANTA, GA 30305

195-41
SCALFATI, JULIE M.
60 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-44
CASTRO, CESAR & ELIZABETH LOVE
46 MIDDLESEX ST
CAMBRIDGE, MA 02140

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 13 Yerxa Rd , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Adding additional windows on the first floor back wall of 13 Yerxa Road, it will not result in any extension or increase to preexisting nonconforming elements.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

There will be no effect on the traffic on Yerxa Road by increasing the number of windows in the back facing wall of 13 Yerxa Road. There will be no effect on patterns of access or egress due to the addition of windows.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

Adding & enlarging the windows on the first floor of the back of 13 Yerxa Road will not adversely affect any adjacent uses along the street.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The additional windows will not cause any health, safety, or welfare issues for either the occupant or any other citizens of the City, they will simply add natural light to the kitchen area of the house, thus decreasing the use of electricity in the house, and decreasing the overall electricity load for the City of Cambridge.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

Adding additional windows to the back wall of 13 Yerxa Road will not impair the integrity of the district because the windows are not street-facing. Additionally, it will reduce the resident's electrical load by bringing more natural light into the building.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Dena Stearns Date: 8/18/22
(Print)

Address: 13 Yerxa Rd.

Case No. BZA-182524

Hearing Date: 9/8/22

Thank you,
Bza Members